

INFORMATION MEMORANDUM

Sebastopol Winery & Tasting Room

\$2,290,000

870 N. Gravenstein Highway, Sebastopol



David J. Carciere
Founder & Broker
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LAND COMPANY



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Key Investment Considerations



Turn-Key Opportunity

3,878 square feet of production and hospitality space with the equipment in place to be in production this harvest!



Generous Production and Hospitality Permit

The permit allows for 10,000 cases of wine production and 7 days-a-week, open to the public wine-tasting, from 10:00am to 7:00pm.



Premier West Sonoma County Location

Located within the city of Sebastopol, the winery benefits from a high-traffic, high-identity location only minutes from The Barlow to the south and an array of highly acclaimed and awarded Pinot Noir producers to the north.



Co-Op Opportunity

Generate additional revenue through Custom Crush or a shared tasting room experience.

William Henry
WINeworks



LAND COMPANY



Executive Summary

Presenting an exceptional opportunity in the coveted West County Winery Corridor, Wineworks stands as a premier destination for wine enthusiasts and industry connoisseurs alike. This turn-key winery, strategically positioned on Gravenstein Highway just west of Downtown Sebastopol, boasts a dynamic combination of a tasting room and production facility, with a permit allowing for the production of up to 10,000 cases of wine annually and 7-days-a-week tasting.

Positioned amongst esteemed neighbors like Paul Hobbs, Merry Edwards, Emeritus, Iron Horse, and Dutton Goldfield, Wineworks enjoys a prime location within a renowned viticultural community celebrated for its exceptional Pinot Noir production. Wineworks also benefits from its proximity to the Barlow, which is just over a mile away. This bustling hub features an array of taprooms, restaurants, and local hangouts, enhancing the property's allure as a sought-after destination for wine tasting experiences and leisurely outings.

Whether you're an established winemaker seeking to expand operations, an aspiring vintner looking to enter the industry, or an investor seeking a lucrative opportunity in the thriving wine market, Wineworks represents an unparalleled investment prospect. Don't miss your chance to own this extraordinary winery in one of California's most esteemed wine regions.





Property Specifications

ADDRESS	870 N. Gravenstein Highway, Sebastopol
APN	060-270-080
PARCEL SIZE	.25 acres
FACILITY SIZE	3,878 sq ft <ul style="list-style-type: none">• Production 1,530 sq ft• Tasting Room 1,538 sq ft• Covered Crush Pad 810 sq ft
ZONING	CITYSE (City of Sebastopol)
ACCESS	Direct from Gravenstein Highway
ONSITE POWER	PG & E
ONSITE WATER	City Water
WASTEWATER	City Sewer



Winery Operations

Permit

- o Production Permit – 10,000 cases.
- o Tasting Permit – Public tasting, 7 days per week, 10am-7pm
- o Co-Op Allowance

2,340 Sq Ft. Production Facility

- o Covered Crush Pad
- o Floor Drains
- o Temperature Controlled
- o Upgraded Electrical, Plumbing, HVAC
- o On-demand Water Heater

1,538 Sq Ft. Tasting Room

- o Oversized Tasting Room Bar

Office & Lab

- o Entire Facility ADA Compliant

Equipment Included

- o Winery equipment available in transaction. Contact for details.

Ideal West County Location

Neighboring Wineries Include

- Lynmar Estate
- Paul Hobbs Winery
- Merry Edwards Winery and Vineyard
- Emeritus Vineyards
- Dutton-Goldfield Winery
- Balletto Vineyards
- Furthermore Wines
- Iron Horse Vineyards

Other Local Landmarks:

- The Barlow
- Town of Graton
- The Sonoma Coast
- Armstrong Woods

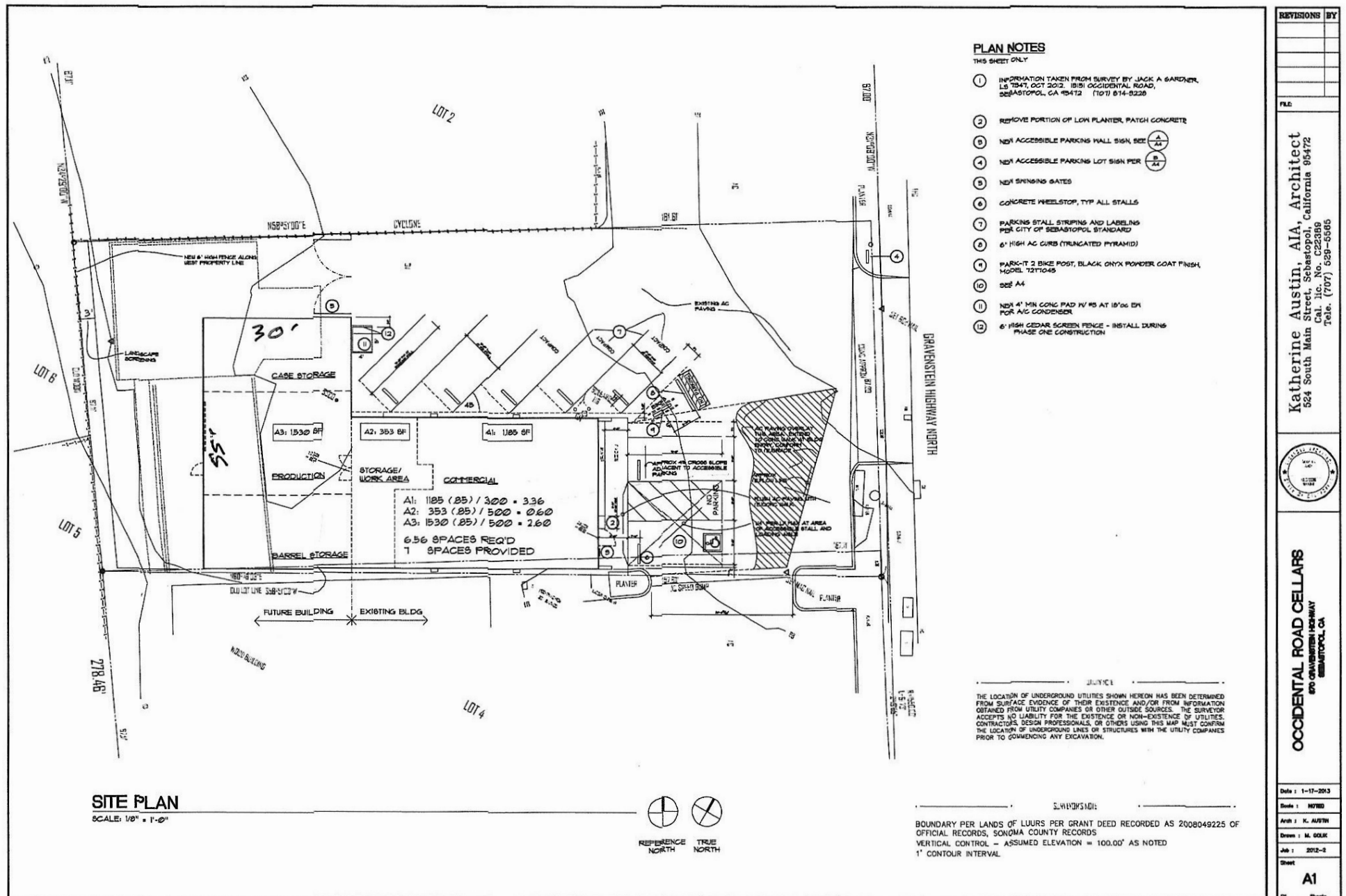
Location Map



West Sonoma County is a region of unparalleled beauty and exceptional quality, making it a highly sought-after destination for residents and visitors from around the globe. The coastal proximity not only provides stunning ocean views and cool maritime breezes but also offers access to pristine beaches and picturesque coastal trails, attracting beachgoers and hikers worldwide. The Russian River meanders through the region, offering opportunities for recreational activities such as kayaking, fishing, and leisurely riverfront picnics, further enhancing its global appeal. Adding to the natural allure of West Sonoma County are the sweeping redwood forests that blanket the region. The lush forests are a haven for outdoor enthusiasts and nature lovers, providing a serene backdrop for various activities and an escape from the hustle and bustle of urban life. Furthermore, West Sonoma County is a popular destination for visitors from nearby cities such as Napa, Sonoma, and San Francisco, who seek its coastal beauty, riverfront tranquility, and towering redwoods as a refreshing retreat. This combination of natural splendor and accessibility makes West Sonoma County a premier destination, drawing tourists from all corners of the world and enriching the local economy.

Aside from its natural beauty, West Sonoma County is globally renowned for its decorated wine-growing region, celebrated for producing some of the highest quality Chardonnay and Pinot Noir vineyards in the world. The area's unique microclimates and fertile soils contribute to the exceptional quality of the wines produced here. With a rich tradition of winemaking excellence and numerous prestigious wineries, West Sonoma County attracts wine enthusiasts from around the world. This reputation not only enhances the desirability of the region but also drives tourism and economic vitality, making it a prime location for investment in the wine industry.

Site Plan



Property Photos







Cru Land Company is a boutique Real Estate brokerage and advisory firm whose primary focus is the sale of investment-grade agricultural land. We provide landowners, investors and wineproducers with local expertise and a path to growth within the complex field of agricultural investment.

At Cru Land Company we have a fluency in the vineyard and ag space born from experience that goes far beyond transactional Real Estate. Collectively the team at Cru Land Company has firsthand wine industry experience in the vineyards and in wine-production, with sales and marketing, and finance and accounting. With all that said, we are a Real Estate brokerage and advisory firm at our core, and to that end our team has successfully closed over \$150,000,000 in Real Estate assets, including more the \$60,000,000 in premium vineyards, wineries and plantable land since 2020.

We are selective about the properties and projects we choose to take on. We only take on properties of the highest caliber and projects where we can add value by leveraging our network and experience not only in Agricultural Real Estate but also in the wine industry. This selective approach allows us to focus more attention on fewer projects, and the results have been the sale and acquisition of an incredibly compelling portfolio of premium vineyards and agricultural properties on behalf of our clients.



David J. Carciere
Owner & Broker



Mike Hansen
VP of Sales



Bonnie Burnett
Senior Project Manager

David's decades of experience as a broker alongside his prior history as an Agricultural Appraiser allow him to bring vast knowledge of the agricultural real estate space. His wine industry experience managing Donnelly Creek Vineyard and helping run his family's wine label Suacci Carciere Wines give David first hand experience in both the growing and production.

Mike's family history and immersion in wine industry as a grower fuel his success in selling Vineyard, Winery, and Luxury Vineyard Estates. Armed with an MBA from Sonoma State and certified as a Mergers & Acquisition Professional (CMAP), Mike seamlessly blends business acumen with an extensive professional network to source and execute premium vineyard and winery deals.

Bonnie brings extensive experience to the team having coordinated over \$100,000,000 in gross sales for Winery, Vineyard, and Agricultural Land. She also brings extensive wine industry experience having been a grower and hailing from the esteemed Alexander Valley. Bonnie's attention to detail and organization allows her to coordinate smooth and efficient transactions.





Established in 2004, Vice Properties, Inc. is a full-service brokerage with more than 75 years of combined working experience in the North Bay real estate market. Working hand in hand with Vice Appraisal Company, Vice Properties offers complete sales and listing services with unique knowledge of large acreage ranches, vineyard land, commercial and residential properties. Drawing upon years of expertise in the valuation of North Bay properties, our comprehensive real estate and investment services include:

Northern California Ranches & Vineyards

Specializing in Northern California ranches, including rural and recreational properties, developed vineyards and land suitable for vineyard development, our team offers targeted expertise to both buyers and sellers. Knowing that quality ranch and vineyard properties in Sonoma, Napa, Marin, Lake and Mendocino Counties often change hands without exposure to the open market, our relationships with industry leaders and market participants allow us identify potential properties and conduct transactions to meet your specific needs.



Darryl Vice
Owner & Agent

With diverse experience valuing large rural, residential and commercial properties throughout the North Bay, **Darryl** specializes in ranches, vineyards, investment properties and development projects.

Born in Santa Rosa, Darryl Vice has lived in the North Bay all his life. He attended Cardinal Newman High School before moving on to University of California, Berkeley, where he played second base and shortstop for the Cal Baseball Team, including a trip to the College World Series in 1988 with future San Francisco Giants players Jeff Kent and Darren Lewis. After college, Darryl was drafted by the Oakland Athletics organization and went on to play for both the Oakland A's and Chicago Cubs reaching the AAA level.

Darryl returned to Sonoma County in 1993, and became a teacher and coach at Cardinal Newman High School. In 1998, he joined his father Gary Vice at Vice Appraisal Company, and began training for his General Appraisers License. In 2004, they were joined by Darryl's brother Ryan Vice in forming Vice Properties, with the goal of providing complete real estate services to their clients.

Darryl has more than 25 years' experience as a California licensed real estate appraiser with Vice Appraisal Company, and 20 as co-founder, owner and licensed salesperson of Vice Properties, Inc. With diverse experience valuing large rural, residential and commercial properties throughout the North Bay, Darryl specializes in ranches, vineyards, investment properties and development projects. Through his national network, Darryl is responsible for identifying potential opportunities, site evaluation, acquisition and disposition.

Disclaimers

Seller, Landlord or Lessee Rights: Seller reserves the right in its sole discretion to accept or reject any offer, terminate negotiations, withdraw the Property from market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement is fully executed by Seller and Buyer. Seller also reserves the right to accept back up offers until the close of escrow.

Sellers Disclaimers: This Offering Memorandum has been prepared for Buyer and Buyers Representatives' use in considering the Property for a potential future acquisition, and contains only a general overview of the Property. Although information herein and subsequent information provided are from sources deemed reliable, neither Seller, nor Broker makes any warranties or representations, express or implied, as to the accuracy and completeness of the enclosed Property information. It is the Buyer's sole responsibility to conduct an independent investigation and due diligence of the Property and its attributes and characteristics in its entirety. Buyer is strongly advised to use qualified industry professionals to determine the suitability of the Property for Buyers intended use. Buyer is also advised that this Property Offering information is dated, and that changes may have occurred prior to, during and after the time that it was prepared. The Property is being sold in its present As-Is condition, subject to the terms and conditions of a fully executed, definitive Purchase and Sale Agreement.

Communications, Offering Process, Viewing of Property: All communications, letters of intent, offers, requests for additional copies of this Property Offering and viewing the Property shall be made directly by contacting: David Carciere at 707.479.2199 or Darryl Vice at 707.889.4569.

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